**5044 Dakota Run, Littleton, CO 80125** **MLS # 5930866**

***Roxborough Park, Modern Mountain Living at Its Finest!***

**Construction**

* This luxury home provides tranquility. It is a ‘Superhouse’ = “Going beyond the everyday with a connection to nature.”
* 100% structurally engineered with steel beams and framing.
* 5/8 fire-rated drywall throughout including ceilings and interior walls (standard is ½ non-rated).
* Walls are constructed with 8” heavy gauge steel studs, the wall cavities are a true 8” (standard is 5-1/2”).
* Insulation in the walls is R-30 which is normally only found in attics (standard for walls is R-15).
* The insulation in the attic is an enhanced 24” deep and rated R-50.
* Doors are new and oversized with two panes of ¼” glass and ½” thermal-break in anodized (not painted) frames.
* The new windows are high-grade thermal window systems with 4 ½” frame depth, also anodized.
* The main floors are COREtec, “top of the line” ‘Premium Plus’”, with 30-mil wear layer.
* All lighting is new LED.

**Mechanical**

* 100% all new air conditioning system.
* The boiler was completely reconditioned and has a new circulator valve, control board, expansion tank, pressure regulating valve, and several zone valves.
* The hot water storage tank is new.
* The entire home has radiant in-floor heating throughout.
* All smoke alarms include carbon monoxide detection. All are new with 10-year backup batteries.
* 7 individually zoned thermostats all internet connectable allowing better control and comfort.
* The home has in-ceiling wiring available for adding speakers.

**Garage**

* 3 extra deep tandem bays each being 31’ deep.
* 8 ft. doors with new side-mounted motors provide heightened clearance.
* The motors have slow-closing technology and are extremely quiet.
* The garage also has in-floor heating with its own dedicated thermostat.
* Programable heated snowmelt system on driveway & heated French drain to carry the water away from property.
* Stub-out for electric vehicle charging.
* The mud room has a tiled floor & custom-built cabinetry with coat storage and a Quartzite seating bench.

**Kitchen**

* Huge custom kitchen from Spain with 14’ x 5’ island and maintenance-free Quartz countertops.
* Innovative electrical pop-up outlets that disappear into the countertop.
* All appliances are new and integrated into the cabinetry. Capable of connecting to the internet.
* Coffee and wine bar includes large lighted glass display with dimmable under-cabinet lighting, built-in coffee/espresso machine, temperature-controlled wine tower, a second fridge/freezer, ice drawer and second undermount granite sink w/pull-out faucet.
* Deck-mounted pot filler at efficient induction cooktop with hidden ceiling vent.
* Side by side double ovens and convenient drawer microwave.
* Floor to ceiling built-in pantries with numerous pull-out drawers/shelves.
* Double swing doors to the courtyard area and sliding door to the deck.
* Weber natural gas grill on upper deck.

**Great Room**

* Grand floor to ceiling windows bringing the outside in to show off magnificent views of the breathtaking red rocks.
* Spacious entertaining layout with elevated ceilings.
* 4-Sided gas fireplace centered between the great room and dining area featuring slate, metal trim and modern dry stack stone.
* Oversized glass door beckoning to the enormous wrap-around deck.

**Primary Suite**

* + Large sliding door to private balcony with access to main deck.
	+ Windows show off the amazing red rock formations.
	+ Modern sliding door reveals spa quality bathroom.
	+ Walk-in shower w/floor to ceiling ultra clear glass wall.
	+ Luxurious and powerful rain head with waterfall setting and hand wand.
	+ Thermostatic temperature control valves located prior to entering flat pebbled shower.
	+ Programable wall-mounted towel warmer.
	+ 72” Floating double vanity with leathered marble countertop.
	+ Freestanding soaking tub w/floor mounted tub filler including hand wand.
	+ Walk-in closet with built-in closet system.

**Lower-Level Living Room**

* Temperature controlled wine cellar with beautiful custom iron and glass door.
* The wet bar includes integrated dishwasher, refrigerator, freezer and ice drawer.
* Sophisticated coffered ceilings.
* Built-in entertainment center.
* Double swing doors and dual sliding doors lead the way to a covered patio and 108” linear natural gas fire pit.

**Exterior**

* Hard coat stucco.
* Cement tiled roof.
* Flagstone stepping paths on all sides of the home as well as leading to the many walking trails in the neighborhood.
* Beautifully landscaped with ambient landscape lighting.
* Dedicated electrical wiring for a hot tub.
* Composite deck with steel framing and joists.
* Cascading water feature begins at the driveway and meanders to lower level of home, has auto-fill capability.
* Recessed lighting in soffits.

**Approximate Distances**

* To I-470 = 10 miles
* Downtown Denver = 27 miles
* Denver International Airport = 54 miles
* Ski Resorts = 85 miles
* Denver Tech Center = 27 miles
* Light Rail = 14 miles
* Chatfield State Park and Reservoir = 9 miles & Waterton Canyon = 6 miles

**Commercial**

* Safeway Grocery Store and Pharmacy
* Roxborough Liquors
* Safeway Fuel Station and Car Wash
* Valero Gas Station
* Chase Bank
* SNAP Fitness
* Roxborough Dry Cleaners
* Aveda Salon Lizzette
* Great Clips
* Magic Nail Salon
* Visionary Eye Consultants
* Espire Dental
* Lake Family Dental
* UCHealth Urgent Care Sterling Ranch Medical Center
* Sherwin Williams Paint Store
* RoxPaw Animal Clinic
* Colorado Equine & Small Animal Clinic
* Redstone Animal Hospital
* A Dogs World Pet Daycare
* Roxborough Public Library
* Little People’s Landing Childcare
* Primrose School
* Douglas County Public Schools up to 6th Grade
* South Metro Fire Station
* Clubhouse and Foundation Office
* Tennis Courts, Baseball & Soccer Fields, Basketball, Sand Volleyball and Skate Park

**Restaurants**

* Safeway Fried Chicken and Deli
* Starbucks
* Subway
* Domino’s Pizza (delivers)
* Raj’s Taco House
* Waterton Tavern
* JP’s Asian Bistro (delivers)
* Saffron Indian Fusion Flair
* Rosa’s Mexican Kitchen
* On the Rocks Bar & Grill
* Living the Dream Brewery
* Atlas Coffee
* Rotating Food Trucks at Sterling Ranch
* McDonalds coming soon